

CH-90
Friendship
Waldorf vic.
Private

circa 1908

Erected around 1908, the 2-story, frame I-house located at 8325 Bensville Road displays characteristic vernacular Victorian features common in rural southern Maryland at the turn of the 20th century. The dwelling is the center of an extensive complex of farm buildings that represent nearly a century of agricultural use at this site. Nine contributing and four non-contributing outbuildings dot the 5-acre property, illustrating its agricultural heritage. The buildings occupy a prominent site at the top of a substantial hill overlooking Bensville Road and Mattawoman Creek to the west and north.

"Friendship" is a good example of a Victorian-era farmstead, with an intact complement of outbuildings related to chicken farming and food processing. The farm buildings and a significant amount of the surrounding acreage remained intact for the greater part of the 20th century, being sold for subdivision development in 1987. The architectural expression of the dwelling itself has been significantly altered by the addition of several Colonial Revival-style elements in the 1960s, including the 2-story semi-circular front portico.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-90

=====

1. Name of Property

=====

historic name "Friendship" (common);
common/other name "Laurel Branch" ; "Locust Hill"

=====

2. Location

=====

street & number 8325 Bensville Road not for publication _____
city or town Waldorf vicinity X state Maryland code MD
county Charles code 017 zip code 20603

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

X private
_____ public-local
_____ public-State
_____ public-Federal

Category of Property (Check only one box)

X building(s)
_____ district
_____ site
_____ structure
_____ object

Number of Resources within Property

Contributing	Noncontributing	
<u>10</u>	<u>4</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>10</u>	<u>4</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURE Processing/Storage

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Vernacular Victorian (altered)

Materials (Enter categories from instructions)

foundation solid: stretcher brick
roof side gable: asphalt shingles
walls frame: wood weatherboard
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

=====

8. Statement of Significance

=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

=====
Areas of Significance (Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

Period of Significance circa 1908

Significant Dates circa 1908

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

=====

9. Major Bibliographical References

=====

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

=====

10. Geographical Data

=====

Acreage of Property 5.3628 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 8325 Bensville Road is designated as Parcel 238 on Map 6, Grid 17 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

"Friendship" has been associated with Parcel 238, Map 6 since its construction circa 1908.

=====

11. Form Prepared By

=====

name/title Kathryn Gettings Smith, Architectural Historian
 organization Charles County Planning Dept. date Dec. 3, 1998
 street & number P.O. Box B telephone 301-645-0689
 city or town La Plata state MD zip code 20646

=====

12. Property Owner

=====

name John W. & Carolyn Diane Dries
 street & number 8325 Bensville Road telephone 301-645-5028
 city or town Waldorf state MD zip code 20603

=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 7 Page 1

"Friendship"
name of property
Charles County, Maryland
county and state

=====

Erected circa 1908, the 2-story, frame I-house located at 8325 Bensville Road displays characteristic vernacular Victorian features common in rural southern Maryland at the turn of the 20th century. The dwelling is the center of an extensive complex of farm buildings that represent nearly a century of agricultural use at this site. Nine contributing and four non-contributing outbuildings dot the 5-acre property, illustrating its agricultural heritage. The buildings occupy a prominent site at the top of a substantial hill overlooking Bensville Road and Mattawoman Creek to the west and north.

The 5-acre site, once a part of a 200-acre farm, features several mature trees and open grassy slopes descending from the house. A asphalt-paved drive approaches the house from the southwest with other subsidiary gravel/dirt paths accessing the various outbuildings clustered southeast of the house. Intricately landscaped planting beds adorn the east side of the house, while scattered shrubs ornament the west and south lawns. The surrounding properties consist of two- to four-acre lots subdivided out of the original farm, and improved by estate-style houses built within the last ten years.

The main house itself displays evidence of several building campaigns. According to the present owner, the earliest portion of the house consisted of the section of the current house occupied by the rear living room, located in what is now the rear "T" extension. However, there is little visible physical evidence to support this assertion, since at some point the entire house was finished, exterior and interior, with consistent cladding, windows and trim. Thus, today, the house appears to have originated as a 2-story frame I-house with an original "T" at the rear. A gable-roof frame extension appears to have been made at a later date to the west elevation of the rear "T."

The portions of the foundation that are visible indicate that the house stands on a continuous stretcher-bond brick foundation. The frame walls are clad in original wood weatherboard, and four chimney stacks crowned by corbeled caps pierce the roof line. Two of these extend from the central portion of the I-house's ridge, while one pierces the ridge of the west gable extension. The entire roof has been refinished with asphalt shingles, and a 2-story semi-circular portico added to the facade. The building's open cornice is adorned with exposed scroll-sawn decorative rafter ends and gable-end molded raking cornices. The majority of the original 2/2 sash windows remain and are adorned by original

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 7 Page 2

"Friendship"
name of property
Charles County, Maryland
county and state

=====

square-edged wood casings with slightly overhanging ears.

Facing north, the dwelling's facade consists of a 3-bay symmetrical composition. Centered on the facade is a full-height 3-sided projecting bay which contains the main entrance and a single original window above. The bay is capped by a centered gable set on the front roof slope. The main entry has been altered by the installation of a Colonial Revival-style surround that features multi-light sidelights and a segmental fanlight. The central 3-sided bay is flanked on either side by window openings containing 2/2 wood sash on both the first and second stories. A 2-story semi-circular portico now dominates the facade. Added in 1966 when the exterior was remodeled, the portico features wood Tuscan columns and an iron balustrade along its roof line.

The west elevation features three original windows, one located in the second story gable end of the I-house, and two piercing the two stories of the gable end of the western addition to the "T." The first story of both gable ends of the I-house section were significantly altered in the 1966 remodeling when multi-sided bays containing multi-light windows were added on both sides. Housed within shallow 1-story sheds, these bay windows dramatically alter the look of the original building. Finally, a single 1/1 double-hung wood sash window pierces the southern end of the west elevation's first story.

The rear elevation faces south and reveals two one-story, shed roof frame additions made to the main block during the latter half of the 20th century. The remaining original windows are located one near the southwest corner of the addition to the "T," and two stacked vertically at the center of the gable end of the "T." Several jalousie windows pierce the larger of the two frame additions on this elevation.

An enclosed 2-story frame porch dominates the east elevation of the rear "T." Occupied by a bathroom and a small sunroom, the first story of this porch is pierced by three jalousie windows, a single-light modern door, and a pair of fixed 1-light wood windows. A bank of six 6/1 wood sash windows light the second story of the enclosed porch. Again, the east gable end of the I-house has been greatly altered by the addition of the multi-sided projecting bay window at the first story. However, the original second story window remains in place.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 7 Page 3

"Friendship"
name of property
Charles County, Maryland
county and state

=====

INTERIOR:

The original dwelling consists of a single-pile, center hall plan I-house with a 2-story rear "T" extension. The central hall of the I-house contains the main stair. The dining room and living room flank the hall and each contains a single firebox adorned with a Victorian mantel. The rear "T" contains a second quarter-turn stairway and a second living room or parlor. The west addition to the "T" encompasses the kitchen, while the enclosed east side porch contains a bathroom and a sunroom.

The interior of the dwelling retains much of its original detailing. The walls are finished in plaster and the windows and doors are trimmed in Victorian-style casings. The dining room features a pressed tin ceiling, while the main stair is detailed with turned balusters and a paneled closed stringer. The consistency of the casings throughout the house indicates that the entire interior was decorated at the same time.

OUTBUILDINGS:

Thirteen outbuildings occupy the property and are located within close proximity of the main dwelling. In the following discussion the numbers refer to those assigned to each building on the attached resource sketch map.

The first contributing outbuilding is a modest side gable frame 1930s workshop (no.2) set on a concrete block foundation and constructed of wood framing clad in weatherboards. The roof is clad in standing seam metal sheets and the main entry filled with a panel-and-light wood door. An open 3-bay 1-story extension was appended to the west end of the workshop.

Two contributing chicken coops (nos.3 & 4) stand just east and south of the workshop. These are similar in construction, consisting of 1-story frame structures with corrugated metal shed roofs and projecting visor roofs at the front. They are clad in either board-and-batten or vertical board siding and sit on concrete block foundations. They appear to be contemporary in date to the workshop.

A 1930s concrete block garage (no.5) also contributes to the historical setting. Located southeast of the main house, the garage stands as a 1-story, 2-bay masonry building with a front

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 7 Page 4

"Friendship"
name of property
Charles County, Maryland
county and state

=====

gable roof crowned by a square cupola. A small shed addition extends off the east side.

A large frame barn (no. 6,) that appears to have originated as a tobacco barn, stands near the center of the complex. The central gable roof section of this structure was constructed from hand-hewn timbers joined with mortise and tenons. Two sheds extend off the barn's east and west flanks, while a long narrow shelter has been attached to the northeast corner of the building. The roof is clad in corrugated and standing seam metal, and the walls clad in board-and-batten siding. The barn probably dates to the first quarter of the 20th century.

Two similar contributing corn cribs (nos. 7 & 8) stand south of the barn (no. 6). Constructed of mostly circular-sawn framing, they both feature front gable roofs clad in standing seam metal and slatted side walls. One stands on a concrete block pier foundation, while the other has supporting wood posts set in the ground. Both appear to date to the first half of the 20th century.

Two contributing 1930s multi-use sheds stand at the southwest corner of the cluster of outbuildings. One, a 1-story post-in-ground frame structure covered by a corrugated metal front gable roof and clad with diagonal and vertical boards, has been expanded by several frame additions. A double vertical board doors opens off the north gable front.

The second contributing shed is located just northwest of the first shed. This structure appears to be the combination of two buildings, a garage to the west, and a shed to the east. Their ridges run perpendicular and one is clad in board-and-battens, while the other is enclosed with narrow vertical boards. A open-fronted shed addition extends off the east side.

The four non-contributing resources include a 1950s/1960s frame machine shed (no. 9), a concrete block building with a gable roof and indeterminate use/date (no. 10), a 1970s concrete block barn with a gambrel roof (no. 14), and a 1960s brick garden pavilion (no.13).

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 8 Page 1

"Friendship"
name of property
Charles County, Maryland
county and state

=====

Erected circa 1908 on a 404-acre farm, "Friendship" is a good example of a Victorian-era farmstead, with an intact complement of outbuildings related to chicken farming and food processing. The farm buildings and a significant amount of the surrounding acreage stayed intact for the greater part of the 20th century, being sold for subdivision development in 1987. The architectural expression of the dwelling itself has been significantly altered by the addition of several Colonial Revival-style elements in the 1960s.

The "Friendship" property derives from a large estate known as "Laurel Branch." In 1897, J.R. Lee Manning purchased 300 acres of "Laurel Branch" also known as "Friendship" from Robert J. and Margaret C. Manning. Located south of Mattawoman Swamp, "Laurel Branch" had been passed down through several generations of the Manning family starting with Ignatius Manning who devised "Laurel Branch" to his son John Manning in 1846.¹ John and his wife Lizzie D. Manning died intestate in 1896, at which time, the property devolved to their heirs Robert J. and Margaret C. Manning. J.R. Lee Manning, who purchased the property in 1897, held the land until his death. In 1939, his heirs sold the remaining 200 acres of "Laurel Branch" to Karl H. and Mary R. Smith.

Karl & Mary Smith acquired a second parcel of land adjacent to "Friendship" in 1941. This property, known as "Locust Hill" or part of "Laurel Branch," contained 104 acres that had previously been held by the Willett family. Mary H. Edelin purchased the "Locust Hill" property in 1875, passing it on to her children at her death. In 1899, Edelin's heirs transferred the entire 104 acres to their sister, Annie E. Edelin. At this time, the property was described as part of "Laurel Branch" located on both sides of the public road from Bensville to Berry. Sometime after 1899, Annie Edelin married James R. Willett and the couple farmed the property for several years. James and Annie Willett left "Locust Hill" to their daughter Annie E. Chadwick. At the time that Annie and her husband John M. Chadwick sold the land to Karl & Mary Smith in 1941, they included in the \$3500 sale price all the farm implements, livestock, etc. listed in James R. Willett's inventory. This indicates that the property had been continuously farmed since Annie E. Edelin married James R. Willett sometime after 1899.

Due to the fact that the current "Friendship" property derives from two parcels of land that were, at the time the dwelling was erected

¹ See Charles County Land Records, Liber BGA 11, Folio 537.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

Section 8 Page 2

"Friendship"
name of property
Charles County, Maryland
county and state

=====

around 1908, separate properties, it is difficult to determine on which property the house was constructed. Owned by the Manning family, the original 200 acres of "Friendship" was described as being located on the east side of the state road from Pomfret to Waldorf (Charles County Land Records, Liber 70, Folio 400, May 341, 1939). The other 104-acre portion of "Laurel Branch" that would become part of the current property was known as "Locust Hill" by 1941, and was described, as early as 1899, as being situated on both the east and west sides of the public road from Bensville to Prince George's County. Therefore, it is difficult to locate the house on the correct property without further evidence.

Despite this difficulty, the property remains a good example of an early 20th century farmstead with a rare surviving complex of farm-related outbuildings. This complex readily illustrate the agricultural character of Charles County during this period. While the architectural expression of the dwelling itself has been altered considerably, many of the building's original Victorian features remain intact including the windows, window trim, and exterior cladding. The house could easily be returned to its original simple Victorian I-house form.

At the time of the survey, the property was advertised for sale.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

"Friendship"
name of property
Charles County, Maryland
county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-
1930
Modern Period, 1930-present

Prehistoric/Historic Period Theme (s):

AGRICULTURE
ARCHITECTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURE/Processing/Storage

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

"Friendship"
name of property
Charles County, Maryland
county and state

=====
Chain of Title:

Parcel A ("Friendship"):

January 23, 1897:

Robert J. & Margaret C. Manning, Eva
M. & William M. Edelin to J.R. Lee
Manning
300 acres, South of Mattawoman
Swamp, known as "Laurel Branch" &
"Friendship"
Lizzie D. and John Manning died
intestate in 1896. Property
devolved to their heirs, the above
listed grantors; John Manning
inherited property from his father
Ignatius Manning in his will dated
September 20, 1846
Charles County Land Records
Liber BGS 11 Folio 537

May 31, 1939:

Adelaide M. & Leo K. Farrall, Lizzie
M. & Henry H. Clagett, Rosalie
Manning, Juliana M. Meinhardt, Henry
Alvin, Leonard M. & Harold F. Gates,
Lizzie Clagett, Trustee; and James
Mudd (husband of Maud Manning Mudd)
to Karl H. & Mary R. Smith
\$3150
200 acres, Part of a farm known as
"Friendship" or "Laurel Branch"; on
east side of state road from Pomfret
to Waldorf
Land that J. Robert Lee Manning died
seized and possessed of
Charles County Land Records
Liber 70 Folio 400

Parcel B ("Locust Hill"):

September 2, 1875:

William B. Matthews to Mary H.
Edelin (mother of Samuel J. Tilden
Edelin, Annie E. Edelin, and Ruth
Harris Walker)
Charles County Land Records
Liber BGS 1 Folio 95

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

"Friendship"

name of property

Charles County, Maryland
county and state

October 13, 1899:

Samuel J. Tilden & Maggie May
Edelin, Ruth Harris & Charles Albert
Walker of Oregon (children of Mary
H. Edelin) to Annie E. Edelin
\$600
104 acres on both sides of public
road from Bensville to Prince
George's County, part of "Laurel
Branch"
Charles County Land Records
Liber BGS 10 Folio 301

August 13, 1941:

John M. & Annie E. Chadwick, Jr. to
Karl H. & Mary R. Smith
\$3500
104 acres
On both sides of state road from
Bensville to Berry, commonly known
as "Locust Hill" and being parts of
"Laurel Branch"
Includes all farm implements,
livestock, etc. listed in inventory
of James R. Willett
Grantor, Annie E. Chadwick (formerly
Willett) inherited the property from
her mother Annie E. Willett
(formerly Edelin) and her father
James R. Willett
Charles County Land Records
Liber 75 Folio 179

Parts A & B:

July 30, 1987:

Robert J. Schick, Personal
representative of the estate of Mary
R. Smith to Friendship Joint Venture
\$850,000
205.0520 acres
Lands of Karl H. & Mary R. Smith
Charles County Land Records
Liber 1232 Folio 589

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-90

"Friendship"
name of property
Charles County, Maryland
county and state

=====

August 24, 1988:

Friendship Joint Venture, Maryland
Partnership to John W. & Carolyn
Diane Dries
\$350,000
5.3628
Lot No. 4: Plat of subdivision "Plat
One, Friendship Estates" (See Plat
Book 38, Folio 164)
Charles County Land Records
Liber 1321 Folio 1

RESOURCE SKETCH MAP

11/98 (KG.SMITH)

"FRIENDSHIP"

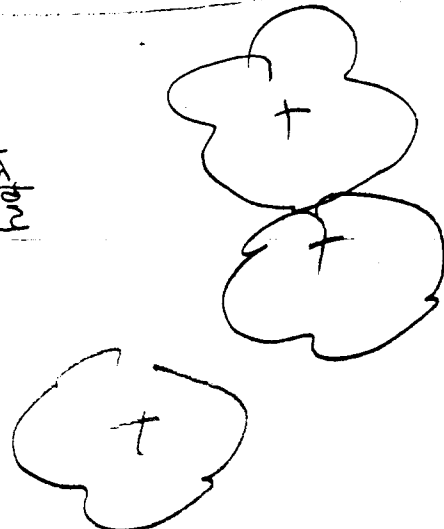
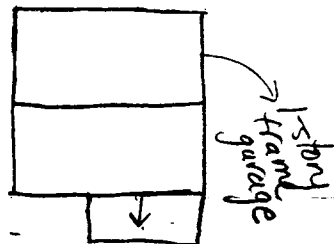
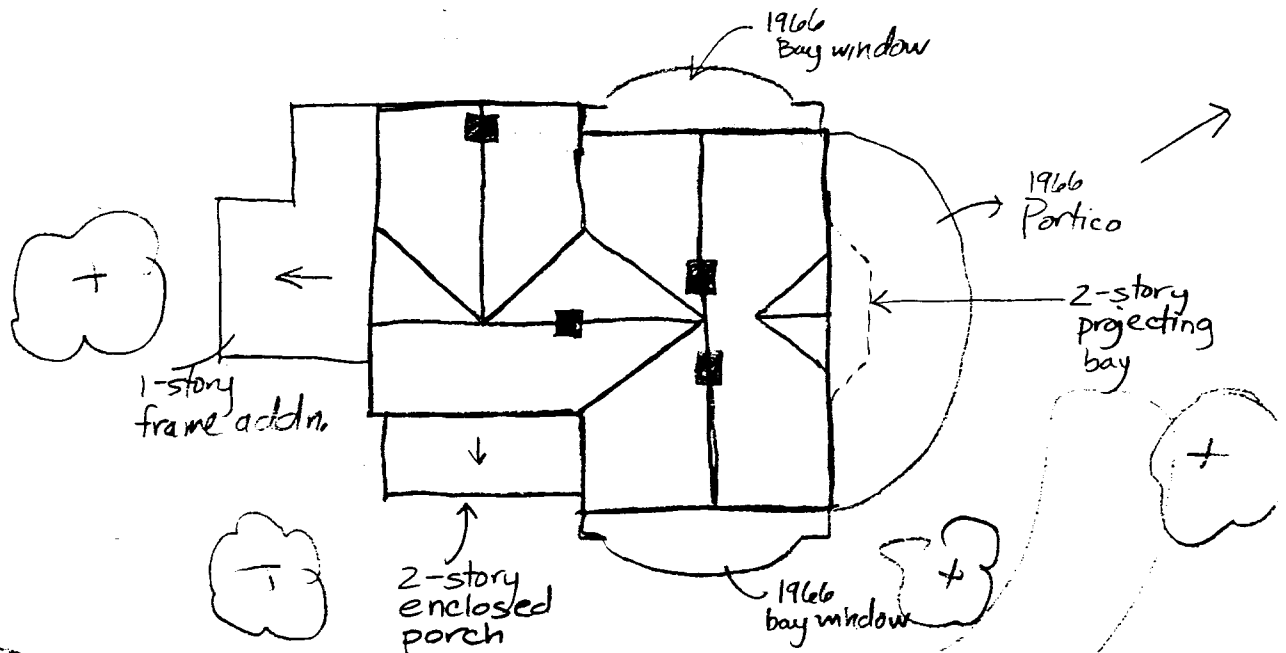
CHARLES COUNTY, MD
8325 Bennsville Rd.
Waldorf vic.

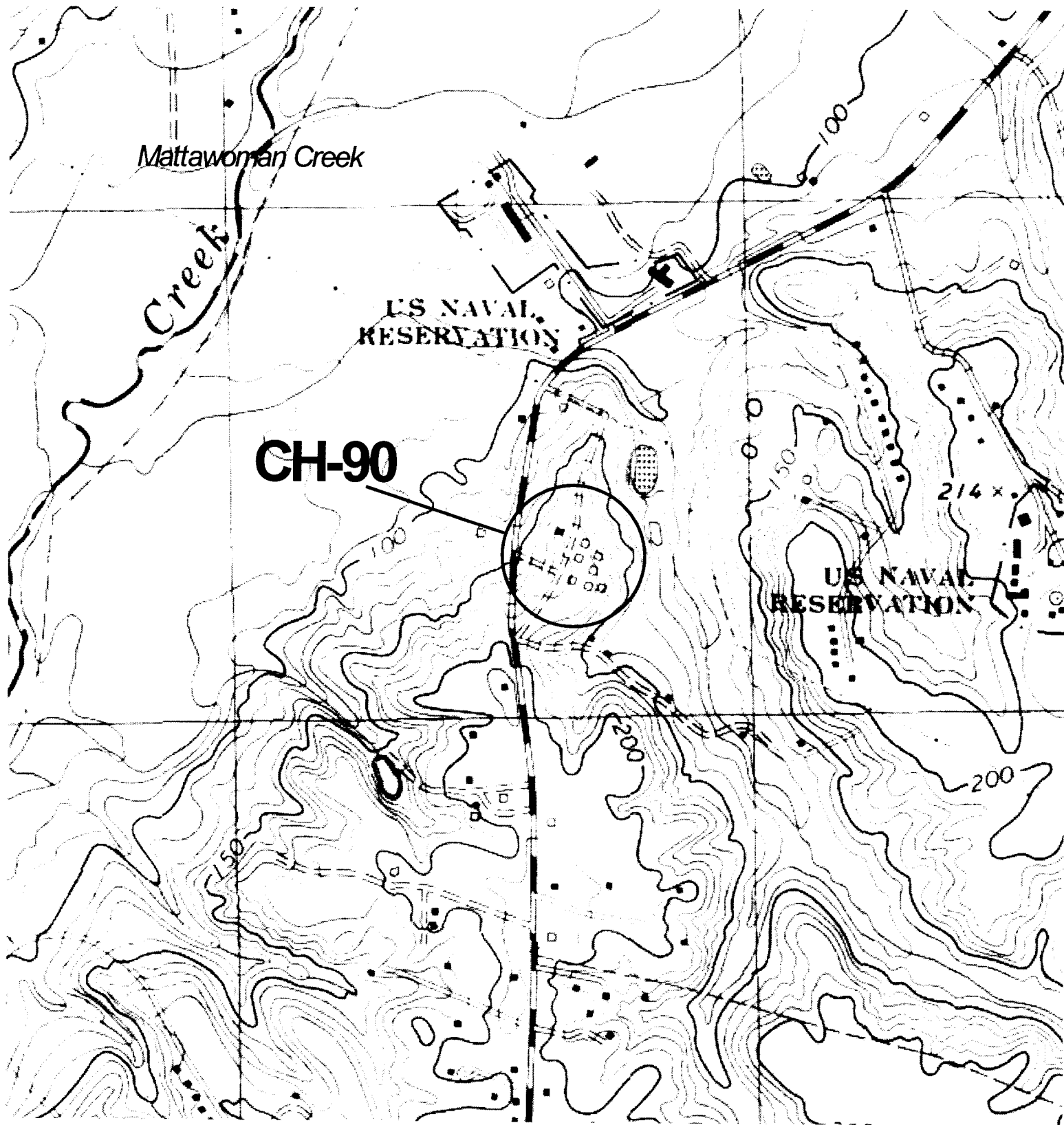
CH-90



steep slope

down





Friendship
Charles County, MD

CH-90

MOUNT VERNON, VA QUAD



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

FACADE - NORTH ELEVATION

1 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

WEST ELEVATION

2 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

SOUTH ELEVATION

3 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

EAST ELEVATION

4 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

WORKSHOP - LOOKING NORTH

5 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

LOOKING NE - WORKSHOP, CHICKEN COOPS (L TO R)

6 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

GARAGE - LOOKING NE

7 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHIP

BARN - LOOKING NE

8 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPD

LOOKING SE AT 2 CORN CRIBS, SHED #11 (L TO R)

9 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

SHED #11 - LOOKING SW

10 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

SHED #12 - LOOKING SW

11 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

LOOKING EAST - CORN CRIB #8, MACHINE SHED
(L TO R)

12 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

BARN #14 - LOOKING SE

13 OF 14



CH-90

FRIENDSHIP

CHARLES COUNTY, MD

K.G. SMITH

11/98

MARYLAND SHPO

PAVILION - LOOKING NW

14 OF 14